THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 6753 PAGE 325

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JOE D. RODGERS (NAME)	SAME (NAME)	MAP 54-13
8323 LUREE LANE (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	PARCEL 48
HERMITAGE, TN 37076 (CITY) (P. O. ZONE) (STATE)	SAME (CITY) (ZONE) (STATE)	LW-115

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged, including the Grantee assuming a certain unpaid indebtedness of record in Book 5077, page 696, Register's Office for Davidson County, Tennessee, which Grantee promises to pay and hold Grantor harmless from same, I

ANN PEARL RODGERS, TRUSTEE, for the use and benefit of Ann Pearl Rodgers, Robert Eldon Uselton and Joe Grace Nichols, with full power and authority to convey or mortgage said property without the necessity of joinder by beneficiares, hereinafter referred to as Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said JOE D. RODGERS, herein-after referred to as Grantee, his

(successors), heirs and assigns,
certain real estate in Davidson County, Tennessee, as follows:

Being the southeast part of Lot No. 3 on the Map of R. D. Stanford's Subdivision of part of Lot No. 16 of Section No. 1, of the Life and Casualty Insurance Company's Subdivision of Dabbs and Elliott's Dupontia Property of record in Book 843, page 79 of the Register's Office for Davidson County, Tennessee as follows:

Beginning at a concrete monument at the original corner of Lots Nos. 16 and 17 in the easterly land of Concrete Drive or Old Hickory Boulevard, being the southwest corner of Lot No. 3; thence with the line between Lot No. 3 and Lot No. 17 North 61° east, 142.06 feet to a point; thence northwesterly 79 feet to a point which is 20 feet from one common corner of Lots Nos. 2 and 3; thence westerly along the southerly line of the R. K. Jackson lot to the easterly margin of the Concrete Drive or Old Hickory Boulevard; thence with the line of the same South 48° 29' 85 feet to the point of beginning.

(contniued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 24,965.34
Subscribed and sworn to before me, this the 31st day of December 19 85
Affiant
My commission expires: 11-12-89 (Affix Seal)
Notary Public

unimproved ( )
This is improved (X) property, known as 3832 Old Hickory Blvd., Old Hickory, TN. 37138
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his
(successors),
heirs and assigns forever I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*
further covenant and bind myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his
(successors), heirs and assigns, against the lawful claims of all persons.
Witness my *hand this* 31st *day of* December 1985 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Ann Pearl Rodgers Trustee

ANN PEARL RODGERS, TRUSTEE

OFFICIAL RECEIPT

BOOK 6753 PAGE 328

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANN PEARL RODGERS, TRUSTEE

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison, Tennessee, this 31st day of December, 1985.

Deana L. Montgomery
Notary Public

Commission expires 11-12-89

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as

Witness my hand and seal, at office in this day of , 19

Notary Public

Commission expires

(continuation)

Being the same property conveyed to Ann Pearl Rodgers, Trustee, with full power and authority to to convey or mortgage said property without joinder by beneficiares, by deed from Ida Euphemy Uselton of record in Book 6679, page 402, Register's Office for Davidson County, Tennessee.

INCLUDED in the above described property but EXPRESSLY EXCLUDED is the following property conveyed to the State of Tennessee by Right-of-Way Deed of record in Book 4960, page 1, Register's Office for Davidson County, Tennessee.

Being a part of Lot No. 3 on the Plan of R. D. Stanford's Subdivision of Lot No. 16, Section 1 of the Life and Casualty Insurance Company Subdivision of record in Book 843, page 79, described as follows:

Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard (State Route 45) and the southeast boundary of the H. E. Kobb property; thence along the said boundary northeastwardly 5 feet, more or less to a point; thence south 45° 45' east 85 feet, more or less to a point; thence southwestwardly 5 feet , more or less to a point in the said northeast margin; thence along the said northeast margin north 45° 45' west 85 feet, more or less to the point of beginning and containing 415 square feet and being part of the property conveyed to Eva Master Mitchell and husband, to Samuel Roy Sprott and wife, Maggie Lena Sprott of record in Book 1236, page 558, Register's Office for Davidson County, Tennessee.

WARRANTY DEED

FROM

TO

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6753 PAGE 327

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			24965.34- CRDT.	
			65.00 CSTAX	
			.50 PRFE	
			6.00 MDE T.	
			CHECK	71.50-
1963A01/02/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

655569
8655550790

IDENTIFICATION REFERENCE

JAN 2. 9:44 AM '86

JAN 22 9:45 AM '86

RECEIVED IN BOOK AND FOR RECORD
DAVIDSON COUNTY, TN

No. 206815